



IMPACT FEE TABLE				
CITY OF EULESS - WATER AND WASTEWATER IMPACT FEES				
Meter or Tap Diameter	Living Unit Equivalency Factor	Water Impact Fee	Sewer Impact Fee	
5/8" or 3/4"	1.00	\$1,477.90	\$524.70	
1	2.5	\$3,694.75	\$1,311.75	
1.5	5.0	\$7,389.50	\$2,623.50	
2	8.0-10.0	\$11,823.20	\$4,197.60	
3	16.0-24.0	\$35,469.60	\$12,592.80	
4	25.0-42.0	\$62,071.80	\$22,037.40	
6	50.0-92.0	\$135,966.80	\$48,272.40	
8	80.0-160.0	\$236,464.00	\$83,952.00	

Impact fees are based on the size of water meter or tap serving the use. Impact fees are due at the time of Building Permit application.

PERPETUAL MAINTENANCE AGREEMENT

THE STATE OF TEXAS §
COUNTY OF TARRANT §

KNOW ALL MEN BY THESE PRESENTS:

The following reservations, restrictions, and covenants are imposed on AUTOZONE 3641 ADDITION as it abuts, is adjacent to, or is included within the floodplain easements, drainage easements or emergency access easements shown on the plat filed herewith:

1. No commercial building, outbuilding, fence, or other structure shall be erected on said easement except for small ornamental walls, patios, and other landscaping, provided however, these items allowed shall not interfere in any way with the free flow of water in said channel or narrow the existing channel of the stream or interfere with free access by way of the easement for maintenance purposes without written consent of the City Engineer.

2. The Lot owner shall be responsible for the maintenance of his portion of said easement in order to preserve its beauty and to prevent any obstruction, flooding, or erosion. Such maintenance shall include but shall not be limited to the following:

- Mowing grass and preventing the growth of weeds.
- Preventing the growth of trees or permitting other obstructions to the easement which would obstruct free access for maintenance purposes.
- Preventing erosion by corrective construction if necessary.
- Preventing the accumulation of trash and debris in the easement.

3. In addition to other rights of enforcement contained in these restrictions or available by statutes, ordinance, or common law, the Dedicator, his successors and assigns, and all parties claiming title to by, through or under him, shall be taken to hold, agree, and covenant with the Dedicator and his successors and assigns, and with each of them to conform to and observe all restrictions and covenants as to the use and maintenance of said easement and Dedicator or owner or any of the above shall have the right to sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of or to enforce the observance of the restrictions and covenants above set forth, in addition to the ordinary legal action for damages, and failure of the Dedicator or the owners of an other lot or lots shown to abut said easement to enforce any other restrictions or covenants herein set forth at the time of violation shall in no event be deemed to be a waiver of the right to do so at any time thereafter.

4. In addition to the rights of enforcement given to Dedicator and other Lot owners as set forth in Paragraph 3 above, it specifically provided that the City of Euleuss may, at its option, bring any action and obtain any remedy to enforce or prevent the breach of said restrictions.

5. It is specifically provided that the Dedicator, his successors and assigns, other Lot owners and the City of Euleuss as provided above, shall have the right to recover their attorney's fees, court costs, and expenses incurred in any suit to enforce or prevent the breach of any covenant or restriction applicable to said easement.

6. In addition to the remedies above provided, the City of Euleuss may, at its option, thirty days after written notices to a lot owner, enter the easement and perform the necessary maintenance repair and charge the lot owner or owners the pro-rata cost thereof. Said charges shall be a lien on the abutting lot or lots inferior only to prior recorded liens on said lot or lots.

TO HAVE AND TO HOLD the above-described Perpetual Maintenance Agreement in and to said premises with the right of ingress and egress thereto, together with all and singular the usual rights thereto in any wise belonging, unto the said City of Euleuss, Texas, and its successors and assigns forever, and I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend, all and singular, the said premises unto the said City of Euleuss, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this instrument is executed this _____ day of _____, 2015.

Sharon Batjer

THE STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me by the said Sharon Batjer, on this _____ day of _____, 2015.

Notary Public, STATE OF TEXAS

SURVEYOR'S CERTIFICATION

This is to certify that I, Robert W. Schneeberg, a registered professional land surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me.

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Signature
Texas RPLS No. 4804

Date

GENERAL NOTES

- Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law and is subject to fines and withholding of utilities and building permits.
- Installation and dedication of public improvements will be made prior to the submission of final plat.
- Subject tract is located in Zone "X", areas outside a flood hazard area, according to the Flood Insurance Rate Map Community Panel Map No. 48439C0230 K dated September 25, 2009.

STATE HWY. 10
(EULESS BLVD)
(PUBLIC RIGHT-OF-WAY)

NOTES:

THE CITY WILL NOT MAINTAIN ANY INTERIOR DRAINAGE SYSTEMS THAT ORIGINATE WITHIN THIS PRIVATE DEVELOPMENT.

WITHIN EMERGENCY ACCESS DRAINAGE AND UTILITY EASEMENTS (E.A.D.U.E.) (aka: fire lanes) THE ROADWAY SURFACE, SUBGRADE, MARKINGS AND SIGNAGE SHALL BE MAINTAINED AT ALL TIMES TO ALLOW FOR THE CLEAR PASSAGE OF EMERGENCY VEHICLES. CLEAR PASSAGE SHALL INCLUDE BOTH HORIZONTAL AND VERTICAL WIDTHS ACCORDING TO CLEARANCES ESTABLISHED IN THE FIRE MARSHAL'S POLICY STATEMENT.

701 INDUSTRIAL BLVD.
701 INDUSTRIAL LTD
INST. No. D204395037
D.R.T.C.T.

TRACT 5
PUENTE DEL OESTE
V. 388-53, P. 56
P.R.T.C.T.

731 INDUSTRIAL BLVD.
HG CASA EULESS LLC
INST. No. D202008660
D.R.T.C.T.

Point of
Beginning

DEL PASO STREET
(80' WIDE PUBLIC RIGHT-OF-WAY)

LOT 2, BLOCK 1
CLARK McKELVEY ADDITION
CAB. A, PG. 2662
P.R.T.C.T.

1151 EULESS BLVD.
SOVRAN ACQUISITION
LTD PARTNERSHIP
V. 13442, P. 159
D.R.T.C.T.

TRACT 1
PUENTE DEL OESTE
V. 388-53, P. 56
P.R.T.C.T.

917 DEL PASO ST.
ACA MISSION LLC

PORTION OF
TRACT 1C1
PUENTE DEL OESTE
V. 388-53, P. 56
P.R.T.C.T.

801 INDUSTRIAL BLVD.
UNITED CENTRAL BANK
INST. No. D24139005
D.R.T.C.T.

901 INDUSTRIAL BLVD.
SUZANNE CHRISTY FAMILY LP
INST. No. D20464790
D.R.T.C.T.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS I, Sharon Batjer, am the sole owner of a tract of land situated in the A.M. Downen Survey, County of Tarrant, according to the deed recorded in Volume 8327, Page 909, Deed Records, Tarrant County, Texas, and more particularly described as follows:

Being a 1.544 acre tract of land situated in the A. M. Downen Survey, Abstract No. 415, City of Euleuss, Tarrant County, Texas and being a portion of a tract of land conveyed to Sharon Batjer by Warranty Deed recorded in Volume 8327, Page 909, Deed Records, Tarrant County, Texas; said 1.544 acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a "x" cut in concrete set at the northeast corner of said 1.541 acre tract; said point also being the southeast corner of Lot 1R, Block 1, Clark McKelvey Addition, an addition to the City of Euleuss, Texas according to the plat thereof recorded in Volume 388-189, Page 25, Plat Records, Tarrant County, Texas;

THENCE, South 00 degrees 40 minutes 53 seconds East, with said west right-of-way line, a distance of 361.64 feet to a 1/2-inch iron rod with yellow plastic cap stamped "RPLS 5294" found at the southeast corner of said 1.544 acre tract; said point also being the northeast corner of Lot 1, Block 1, Kwik Change Addition, an addition to the City of Euleuss, Texas according to the plat thereof recorded in Volume 388-189, Page 25, Plat Records, Tarrant County, Texas;

THENCE, South 89 degrees 03 minutes 09 seconds West, leaving said west right-of-way line and with the north line of said Kwik Change Addition, a distance of 185.85 feet to a 1/2-inch iron rod with yellow plastic cap stamped "RPLS 5294" found for the southwest corner of said 1.544 acre tract and the northwest corner of said Kwik Change Addition; said point also being the southeast corner of Lot 2, Block 1, Clark McKelvey Addition, an addition to the City of Euleuss, Texas according to the plat thereof recorded in Volume 388-189, Page 25, Plat Records, Tarrant County, Texas;

THENCE, North 00 degrees 49 minutes 50 seconds West, with said east line, a distance of 360.40 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC., RPLS 4804" set for the northwest corner of said 1.544 acre tract; said point also being the southwest corner of said Lot 1R, Block 1;

THENCE, North 88 degrees 40 minutes 19 seconds East, leaving said east line and with the south line of said Lot 1R, Block 1, a distance of 186.80 feet to the POINT OF BEGINNING;

CONTAINING, 67,265 square feet or 1.544 acres of land, more or less.

Now therefore know all men by these presents:

That, Sharon Batjer, through the undersigned authority, does hereby adopt this plat designating the herein above described property as AUTOZONE 3641 ADDITION, an addition to the City of Euleuss, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon; and does hereby dedicate the easements shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same, said Dedications being free and clear of all liens and encumbrances, except as shown herein, Sharon Batjer, does hereby bind herself, her successors and assigns to forever warrant and defend all and singular the above described streets, alleys, easements and rights unto the public against every person whomsoever lawfully claiming or to claim the same or any part thereof. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

WITNESSED MY HAND THIS _____ DAY OF _____, 2015.

Sharon Batjer

To the best of my knowledge there are no liens against this property.

Sharon Batjer

BEFORE ME, the undersigned authority, on this day personally appeared Sharon Batjer, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this _____ day of _____, 2015.

Notary Public, in and for the State of Texas
My commission expires:
Printed name:

CITY APPROVAL BLOCK FOR PRELIMINARY PLATS:

The City of Euleuss Planning and Zoning Commission approved this Preliminary Plat on the date specified and authorization is hereby given to the property owner's professional engineer to begin preparation of construction plans for public improvements. The City Engineer will issue a release for construction of the public improvements after a review and final approval of construction plans. Authorization for property owner to commence site grading may be approved by the City Engineer.

A Final Plat shall be approved by the City upon submission in compliance with City codes and the completion of all public improvements to the City Engineer's satisfaction or proper execution of a Subdivision Improvement Agreement under the terms specified in the Euleuss Unified Development Code.

This authorization shall be valid for a period of two years from the date of the Commission's approval unless a Final Plat has been approved by the City.

Chairman, Planning and Zoning Commission

Date of P&Z Approval

PRELIMINARY PLAT AUTOZONE 3641 ADDITION BLOCK A, LOTS 1 AND 2

2 LOTS ON 1.544 ACRES OF LAND
OUT OF THE

A. M. DOWNEN SURVEY, ABSTRACT NO. 415
CITY OF EULEUSS, TARRANT COUNTY, TEXAS
PREPARED AUGUST 28, 2015
NOT FOR FILING
CASE NO. 15-01-PP

Gonzalez & Schneeberg
engineers & surveyors

660 N. Central Expressway
Suite 250, Plano, Texas 75074
(972) 516-8855 Fax:(972) 516-8901

SCALE
1" = 50'

DATE
JULY, 2015

PROJ. NO.
6384-15-08-02

DWG. NO.
6384 plat.dwg

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- DEED RECORDS, TARRANT COUNTY, TEXAS
- PLAT RECORDS, TARRANT COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INSTRUMENT NUMBER
- VOLUME
- PAGE

D.R.T.C.T.
P.R.T.C.T.
O.P.R.D.C.T.
INST. No.
V.
P.